

CITY COUNCIL  
ATLANTA, GEORGIA

02-0 -0477

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-13  
2-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **18-34-54 Fairburn Road, S.W.** be changed from the **RG-2 (Residential General-Sector 2)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **243** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 243 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point along the easterly right of way of Fairburn Road and said point being 242.2 feet south along the easterly right of way of Fairburn Road from the southerly right of way of Martin Luther King Jr., Drive (as shown on survey prepared by Eston Pendley and dated March 23, 1992), thence,

THENCE North 86 degrees 46 minutes 19 seconds East for a distance of 94.80 feet to a point;

THENCE South 52 degrees 28 minutes 30 seconds East for a distance of 10.97 feet to a point;

THENCE South 24 degrees 04 minutes 58 seconds West for a distance of 25.00 feet to a point;

THENCE South 52 degrees 28 minutes 35 seconds East for a distance of 150.04 feet to a point;

THENCE South 52 degrees 28 minutes 35 seconds East for a distance of 119.20 feet to a point;

THENCE South 30 degrees 15 minutes 35 seconds West for a distance of 72.77 feet to a point;

THENCE South 02 degrees 40 minutes 06 seconds West for a distance of 150.00 feet to point;

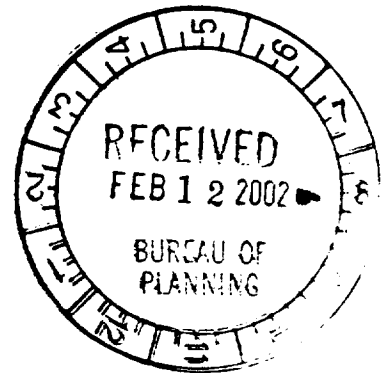
THENCE South 88 degrees 50 minutes 26 seconds West for a distance of 268.50 feet to a point along the easterly right of way of Fairburn Road;

THENCE North 00 degrees 45 minutes 49 seconds East for a distance of 150.00 feet to a point;

THENCE North 00 degrees 45 minutes 49 seconds East for a distance of 256.32 feet to the point of beginning.

Said property contains 2.19 acres more or less.

This description is drawn from compiled information.



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